



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: September 7, 2006 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Kathleen M. Keohane, Clerk
Donald F. Naber
Joyce O'Connor Davidson

Also Present: Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approve Minutes

The Planning Board noted that the Minutes for August 3, 2006 were still being worked on and would be ready for review at the October meeting.

2. Signed bills

3. Meetings and Hearings

7:00 P.M. Board Member Comments

**7:05 P.M. Zoning Change Request
Public Hearing
Location: Boston Turnpike (Route 9) and Lake Street**

Attending the hearing was Katherine Wellington – the petitioner; and Attorney Mark Donahue representing Ms. Wellington.

Mr. Gordon explained the zone change procedure as it applies to the Planning Board. He read into the record letters from Everett Joseph, 108 Harriet Avenue, and from Pamela Taylor, 5 Douglas Circle, dated August 27, 2006.

Attorney Donahue stated the following points about the proposal:

- 1) it is an appropriate use of the parcel;
- 2) matches the rest of the area;
- 3) most issues can be addressed through the Board's Special Permit approval process;
- 4) regarding desirable uses for the parcel, this is considered during the Special Permit process.

Attorney Donahue said the petitioner is looking for banks, sit-down restaurants, etc.

Mr. Rodolakis asked if a lay-out was done on how many apartment units could be put there. Mr. Gordon said 18 units with four bedrooms a piece.

Mr. Rodolakis expressed that deed restriction is absent for use of property. He commented he would want to see a deed restriction for use before making a recommendation.

Mr. Gordon said he asked Mr. Denoncourt to make a list of what Commercial Business land was lost to residential development 40B or senior housing since the Master Plan. Mr. Denoncourt listed a total of approximately 77.3 acres.

Alan Asadoorian, 71 Lake Street, said he participated in the last Master Plan review; and he expressed concern that the Town is taking away residential areas.

Pamela Taylor, 5 Douglas Circle, expressed concern that it would change the "spirit" of the neighborhood.

Everett Joseph, 108 Harriet Avenue, submitted a "GoogleEarth" photo of the existing conditions at that intersection; it showed some of the traffic congestion that occurs.

Ralph Anderson, 114 Lake Street, said most of his initial questions and concerns have been addressed; but emphasized his traffic concerns.

Chris Kirk, 40 Westwood Road, made the following comments:

- 1) suggested multi-family be kept there and a few more affordable housing units be built;
- 2) noted that the Town has traditionally not put Commercial Business into residential areas.

Mr. Gordon asked the question as to what would the proper use be at this intersection that wouldn't impact traffic.

Katherine Canney, 71 Harrington Farms Way, commented that it is a very noisy and dangerous intersection and wondered who would want to live at that intersection.

John Lebeaux made comments on behalf of the Board of Selectmen, who were also all in attendance at this hearing:

- 1) Town needs Commercial Business for tax revenue;
- 2) would like to hear what proponent does intend to do with parcel.

Attorney Donahue commented as follows:

- 1) he doesn't see the Town wanting to see housing on the corner;
- 2) they are not in a position to say what would go in there;
- 3) similar to White's Corner in Southboro;
- 4) understands economic development is important for town.

David Reinhart, 85 Lake Street, commented that he does not want to see zone change approved.

Ms. Taylor thinks the neighborhood can't handle a project of this size – commercial business or residential.

Attorney Kevin Byrne representing Ms. Lavesque, said they would like it recommended to be considered by Town Meeting.

Robert Dunn, 72 Lake Street, expressed concern of what's going in there and concern of exit at Route 9. He commented that he wished there was a plan they were actually considering.

Ms. Keohane listed the following:

- 1) She is sympathetic to abutters;
- 2) Didn't agree with Attorney Donahue's comments that it's not about the housing;
- 3) feels it's a natural area for Commercial Business

Discussion:

Mr. Gordon agrees with Ms. Keohane, that it's an appropriate area for Commercial Business; and feels traffic concerns will be flushed out by the time a plan is presented.

Mr. Rodolakis expressed concern for the vague plan the proponent has come in with.

Ms. O'Connor Davidson said she felt it's hard for neighbors to get on board because they are not being given any "selling" points.

Mr. Naber said he felt with a proper property developer, the Town could move forward; but finds the vague plans make a decision difficult.

Attorney Donahue said he felt they have been given some good feed back and there is work to be done; they could come back to Board at a special meeting before Town Meeting for further input.

Attorney Byrne clarified that he is looking for Board to make recommendation to Town Meeting; stating if turned down by the Board and Town Meeting, the Lavesques can't do anything for two years.

Mr. Gordon closed the hearing.

**7:15 P.M. Gulf View Estates, Definitive Subdivision
Public Hearing, Continued from December 8, 2005
Location: Gulf Street and Browning Road
Decision Deadline: October 15, 2006**

Attending the hearing was Hossein Haghazadeh (Tony Hossein) – the engineer from HS&T Group; and Attorney Joe Allen representing the developers for Gulf View Estates.

Attorney Allen reviewed the status of the plan, and said they were at the meeting looking for feedback from the Board on how to proceed.

Mr. Naber said he felt a more complete plan should be presented to the Board; and commented that it seems Engineering's comments are not being addressed from month to month, and then there are more issues and there aren't any answers.

Mr. Hosseain said he felt they have addressed comments and said most of the comments from Engineering revolved around the waivers they are asking for, and are awaiting decision from the Board. He commented that this is a difficult site to develop.

Mr. Gordon said he felt there has been lack of engineering on the proponent's part.

Attorney Allen stated that they are looking for the following waivers:

- 1) to increase the grade on minor street from 8% to 10%;
- 2) centerline offset;
- 3) to waive sight distance design standard from 30 mph to 25 mph.

Mr. Gordon added another waiver for the subdivision to be built with walls as proposed.

Mr. Rodolakis commented that maybe there should be a working meeting in the next weeks with two Board members, Engineering, and the Gulf View to review some of the issues.

Mr. Gordon continued the hearing to October 5, 2006, at 7:10 P.M.

7:20 P.M. Choice Auto, Site Plan Approval
Public Hearing, Continued from August 3, 2006
Location: 425 Boston Turnpike @ Saybrook Road
Decision Deadline: 65 days from the close of hearing

Mr. Rodolakis abstained from the hearing, due to possible conflict of interest. Attending the meeting was Attorney Joseph Allen.

Attorney Allen submitted a letter of withdrawal; stating that after a meeting with various town departments, it was determined that this does not meet the threshold for filing with the Planning Board.

7:25 P.M. Russell Industrial Park, Definitive Subdivision
Public Hearing, Continued from June 8, 2006
Location: 455 Hartford Pike (Route 20)
Decision Deadline: October 15, 2006

Attending the hearing was Bob Murphy – the engineer from Robert G. Murphy & Associates, Inc.

Mr. Murphy asked for a continuance. He asked the Board for their patience as they were going through the process of getting a State Permit and they had trouble with a tenant (mulch business) with a drainage easement. He said they don't want it on their property so the plan needs to be revised.

The Board voted to allow the continuance. Mr. Gordon continued the hearing to October 5, 2006.

**7:45 P.M. Tuscan Place, Preliminary Subdivision
Informal Public Hearing
Location: 423 Main Street
Decision Deadline: September 18, 2006**

Attending the hearing were Ron Aspero – the developer; and Norman Hill – the engineer from Land Planning. Mr. Aspero granted the extension for the decision deadline to October 15, 2006.

Mr. Gordon read the following letters into the record:

- 1) John Knipe, Superintendent, Highway Department
- 2) Board of Health dated September 6, 2006

Mr. Gordon asked for the tear sheet to be submitted to Engineering to show hearing was advertised in the Worcester Telegram and Gazette.

Mr. Hill listed the following items:

- 1) Mr. Aspero doesn't want to have the one affordable housing unit;
- 2) There is existing sewer stub; they would like to meet with engineering about using it instead of digging up Main Street;
- 3) Parcel A – created to meet zoning requirements for Lot #5
- 4) Wants to keep Parcel A as open space; donate to Town, etc.
- 5) Consider reduction in pavement width to 22 feet.

Ms. Keohane commented as follows:

- 1) confirmed that they didn't want to do an affordable house
- 2) commented and expressed concern about wetland (Parcel A) being given to Town.

Mr. Aspero commented it is the intention of the property owner to retain three lots for a long time.

Charles Fournier, 401 Main Street, listed the following:

- 1) drainage concerns;
- 2) the number of entrances onto Main Street – make it one entrance;
- 3) more comfortable with having houses hooked in to Town sewer;
- 4) berms should be used so run-off doesn't go into yards.

Steve Ehler, 32 Westview Avenue, asked the following:

- 1) Parcel A – how ownership is addressed;
- 2) have wetlands been delineated?
- 3) asked about town-owned land.

Barbara Shea, 20 Westview Avenue, expressed concern about drainage.

The Board voted to close the hearing stating that waivers could be considered at the Definitive.

Mr. Gordon closed the hearing.

8:00 P.M. Inclusionary Regulations
Public Hearing, Continued from July 13, 2006

Attending the hearing was Judy Barrett, from Community Opportunities Group Inc. She briefly went over the regulation; and said the Board can review it, as they were just receiving it at this meeting.

The Board agreed that administrative documents will be guideline/form.

Ms. Barrett made the following comments:

- 1) Regulation would be what the Board would use as their regulations;
- 2) She said she changed a form;
- 3) She said fees were the discussion of the Board last time and can be reviewed again;
- 4) She will review calculations in the fees.

Ms. Barrett requested that any questions be given to her by September 29, 2006.

Mr. Gordon continued the hearing to October 5, 2006.

4. New Business

a. Highland Hill Estates Subdivision, Bond Reduction

Mr. Rodolakis abstained from the discussion and vote, due to possible conflict of interest. The Board voted to approve the bond reduction for Highland Hill Estates.

b. Glendale Avenue, Request for Model Lot Release

The Board voted to approve the model lot release for Glendale Avenue.

5. Old Business

a. Discussed and Signed Decision for Adams Farm II, Senior Housing
Deadlines: 9/15/06 for Site Plan and 10/11/06 for Special Permit

The Board voted to sign and approve the Decision as written for Adams Farm II, Senior Housing.

6. Correspondence

The meeting adjourned at 9:45 P.M.

Respectfully Submitted,

Annette W. Rebovich